



Address: [4452 FOUNTAIN RIDGE DR](#)
City: FORT WORTH
Georeference: 40672B-11-14
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6189158569
Longitude: -97.3908640615
TAD Map: 2030-344
MAPSCO: TAR-103P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 11 Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 07725167

Site Name: SUMMER CREEK RANCH ADDITION-11-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,250

Percent Complete: 100%

Land Sqft^{*}: 8,083

Land Acres^{*}: 0.1855

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (P2005)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NAHUM HOLDINGS LLC

Primary Owner Address:

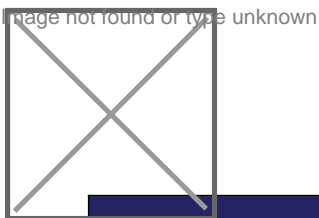
1003 WILCOX AVE
LOS ANGELES, CA 90038

Deed Date: 3/23/2022

Deed Volume:

Deed Page:

Instrument: [D222082072](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHERABAN SHEILA;NAHUM JOSEF	3/3/2022	D222058625		
FROST BANK, TABITHA ACKLEY TRUST	10/3/2016	D216236452		
HODGES CHARLE;HODGES ELISABETH	6/14/2002	00157690000152	0015769	0000152
LEGACY/MONTEREY HOMES LP	2/21/2002	00154890000194	0015489	0000194
LUMBERMAN'S INVESTMENT CORP	1/1/2000	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$269,000	\$60,000	\$329,000	\$329,000
2024	\$269,000	\$60,000	\$329,000	\$329,000
2023	\$274,062	\$60,000	\$334,062	\$334,062
2022	\$242,123	\$45,000	\$287,123	\$287,123
2021	\$198,729	\$45,000	\$243,729	\$243,729
2020	\$172,815	\$45,000	\$217,815	\$217,815

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.